

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
November 28, 2017
7:00 P.M.

Staff present; City Clerk, Jennifer Rowe; and Director of Development, Randy Brown.

City Attorney Ken Reynolds was not present.

Citizens present: John Williams and Matt Kelley.

Meeting opened by Chairman Samuel Snider at 7:00 P.M.

Roll Call

Present: David Helton, Alderman Snider, Valorie Simpson, Jose Casanova and Terry Kathcart.

Approval of Agenda

Motion was made by Valorie Simpson with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: David Helton, Alderman Snider, Valorie Simpson, Jose Casanova and Terry Kathcart.

Approval of minutes from September 26, 2017

Motion was made by Terry Kathcart with a second by Alderman Snider to approve the Minutes from the September 26, 2017 Planning and Zoning Meeting. Motion carried with a vote of 4-0. Voting aye: David Helton, Alderman Snider, Jose Casanova and Terry Kathcart. Valorie Simpson abstained.

Citizens Input

None.

Discussion/Vote on Phase One Final Plat for Robertson Estates.

Director of Development Randy Brown discussed Robertson Estates. Discussion was made on past actions taken by the Commission on the property. Mr. Brown stated there will be two (2) units per driveway. He also informed the Commission that lots four (4) and five (5) are being removed from the flood maps in the new study coming out in 2018, however finished floor elevations will still be met and verified. Mr. Kelley added that the extra property is currently being discussed to bring in something new, and no longer be used for apartments. Motion was made by Valorie Simpson and seconded by Jose Casanova to approve Phase One Final Plat for Robertson Estates. Motion carried with a vote of 5-0. Voting aye: David Helton, Alderman Snider, Valorie Simpson, Jose Casanova and Terry Kathcart.

Discussion/Vote on Quarry Road Estates Minor Subdivision.

Director of Development Randy Brown discussed the desired Quarry Road Estates Minor Subdivision. Discussion was made on use of the property and plans. Motion was made by Terry Kathcart and seconded by Valorie Simpson to approve the Quarry Road Estates Minor Subdivision. Motion carried with a vote of 5-0. Voting aye: David Helton, Alderman Snider, Valorie Simpson, Jose Casanova and Terry Kathcart.

Discussion/Vote on Speed Limit change for Beam Street.

Alderman Snider stated he would be abstaining from the vote as this request was from his mother.

Mr. Brown outlined the study done by the Public Works Director Dave O'Connor. Mr. O'Connor had indicated that his suggestion would be to lower the speed to twenty-five (25) miles per hour. Mr. Helton requested clarification on why this discussion was brought to Planning and Zoning, as it was not in their realm of authority. Alderman Snider stated that the Traffic Committee started due to a petition, and he informed the City Administrator that he felt Planning and Zoning should be the next step. Motion was made by Valorie Simpson and seconded by Jose Casanova to lower the speed limit on Beam Street to twenty (20) miles per hour. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Jose Casanova and Terry Kathcart. Alderman Snider abstained.

Old Business

Mr. Brown updated the Commission on the expansion project for Highway 160 to four lanes and presented the proposed timeline for completion. He also updated the Commission on development near Freedom Bank.

New Business

Terry Kathcart informed the Commission that his housing development has also turned in a petition to have the speed lowered in their neighborhood. Discussion was made on abstaining from votes.

Valorie Simpson requested information on adding signs to dangerous curves in the road.

Adjourn Meeting

Motion was made by Alderman Snider and a second by Jose Casanova to adjourn. Motion carried with a 5-0. Voting aye: David Helton, Alderman Snider, Valorie Simpson, Jose Casanova and Terry Kathcart.

Meeting adjourned at 7:40 P.M.

Valorie Simpson, Secretary

Samuel Snider, Chairman